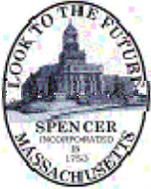


# Planning Board – Town of Spencer

## *Minutes*



Regular Planning Board Meeting  
Tuesday, January 6, 2009 at 7:00 PM  
McCourt Social Hall  
Memorial Town Hall

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The meeting was called to order at 7:03 p.m.

Planning Board Members Present: Chairman Fabio Carrera, Paul Tee and Paul Sauvageau.

Planning Board Members Absent: Shirley Shiver.

Staff present: Adam Gaudette, Town Planner, Bea Meechan, Senior Clerk, ODIS

### **Old Business:**

**A. ANR – Donna Zalauskas, Northwest Road and Alta Crest Cross Road, creation of 1 new lot.** At the previous meeting, the Board asked Don Para, the surveyor, to revise the ANR (adjusting the boundaries of Lot 1 and Lot 2) and the driveway plan (shifting it to the south) then resubmit both plans to tonight's meeting.

Mr. Gaudette said that Mr. Para had submitted the revised plans which reflected the changes requested from the Board.

Mr. Tee made a motion to accept both the ANR and driveway plans as presented tonight, and to have Mr. Gaudette endorse the ANR. Mr. Sauvageau seconded the motion and the vote was 3-0 in favor.

### **New Business:**

**A. ANR – Mark and Cheryl Pedjor, 42 School Street, creation of 2 new lots.** Mr. Gaudette explained that the plan seeks to create two 10,000 ± sf lots from the existing ±20,000 sf lot which contains an existing single-family structure. He had suggested revising the plan and adding the pre-existing nature of the structure to David Sadowski, the surveyor. The revised ANR plan was then submitted to Mr. Gaudette, and now meets all the submittal requirements.

The lots have the minimum frontage and adequate access.

Mr. Tee made a motion to accept the ANR as submitted tonight and to have Mr. Gaudette endorse the plan. Mr. Sauvageau seconded the motion and the vote was 3-0 in favor.

**Approval of Minutes: For November 25, 2008 and December 16, 2008.**

Mr. Tee made a motion to accept the minutes for November 25, 2008. Mr. Carrera seconded the motion and the vote was 2-0 in favor with Mr. Sauvageau abstaining.

Mr. Tee made a motion to accept the minutes for December 16, 2008. Mr. Sauvageau seconded the motion and the vote was 3-0 in favor.

**Other Business: Board Discussion**

**A. New Bylaws/Regulations.**

*Note Peter Durant, Spencer SelectBoard, present in the meeting.* Mr. Gaudette submitted a draft of the “Stormwater Management Bylaw” to the Board.

The Board reviewed and discussed in length with Mr. Durant and Mr. Gaudette. The Board asked Mr. Gaudette to revise the sections on “applicability”, and “exemption”, and then resubmit to the Board for comments.

**B. Goals for the Planner and the Board in 2009.**

The Board and Mr. Gaudette had a discussion on the following topics:

- Open Space and Recreation Plan
- Master Plan
- Subdivision Regulations Amendments
- Driveway Bylaw
- Earth Removal Bylaw
- Private Road Bylaw (w/U&F)
- Local Wetlands Bylaw Revisions (w/Conservation)
- Inclusionary Zoning
- CDBG Implementation
- Permit Guidebook

Mr. Tee made a motion to close the meeting at 8:40 pm. Mr. Sauvageau seconded the motion and the vote was 3-0 in favor. Mr. Tee made a motion to adjourn the meeting at 8:45 pm. Mr. Sauvageau seconded the motion and the vote was 3-0 in favor.

Submitted by:

Approved:

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Bea Meechan  
Senior Clerk, ODIS

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Fabio Carrera  
Planning Board Chairman